





Garfield Terrace, Wirral CH49 0TR

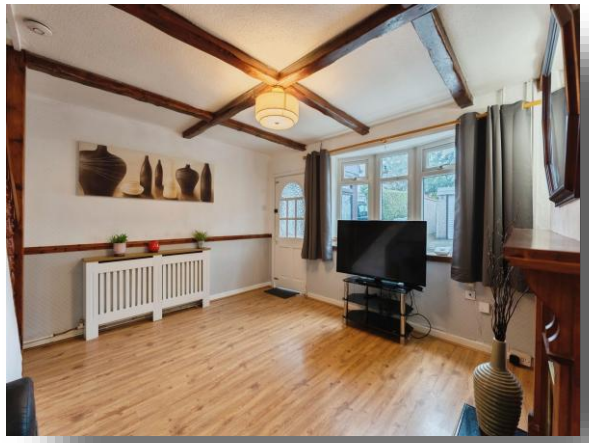
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welcome to

Garfield Terrace, Wirral

A real Gem of a home, perfect for a first home or to downsize into! The lovely extended mid terraced property has the added benefit of a large garden with summer house to relax in!

Offered with vacant possession this is a home not to be missed call us today to arrange a viewing.













Property Description
This great home has a front entrance porch leading to the main living room. The main living room to the front of the property with feature beamed ceiling and stairs leading to the first floor.

The kitchen to the rear has a range of base and wall units with plenty of space for a dining table and there is a rear door leading to the rear yard.

The property benefits from an extension to the rear with a utility room providing extra storage and appliance area and a really handy ground floor WC.
Upstairs the property has two bedrooms with a modern shower Room.

Moving across the private road to the front you have a large detached garage and parking space. A pathway leads to the side to the lovely garden to the rear of the garage.

The garden is laid mainly to lawn with flower and shrub borders and has a lovely summer house overlooking the garden area. A beautiful, relaxing place.

The property is within walking distance to the shops in Upton Village and is a must see for any first-time buyers.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch
Lounge
14' 4" x 14' 2" (4.37m x 4.32m)
Kitchen
14' 4" x 9' 9" (4.37m x 2.97m)
Utility
6' 1" x 6' (1.85m x 1.83m)
Ground Floor Wc
Bedroom One
14' 8" x 11' 2" (4.47m x 3.40m)
Bedroom Two
9' 9" x 6' 9" (2.97m x 2.06m)
Shower Room

welcome to

Garfield Terrace, Wirral

- Lovely extended Mid terraced home
- Large garden and garage
- Two Bedrooms
- Lounge and Breakfast kitchen
- Utility and Ground Floor WC

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£189,950



Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE106626

The Property Ombudsman

Property Ref:
GRE106626 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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